138.0	0001	0013.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,031,300 / 1,031,300
					USE VALUE:	1,031,300 / 1,031,300
					ASSESSED:	1,031,300 / 1,031,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
205		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KING IAIN & MELISSA G
Owner 2:	
Owner 3:	
Street 1:	205 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	QUINN ROBERT C & RITA M -
Owner 2:	-
Street 1:	205 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,769 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Clapboard Exterior and 2815 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10769.000	359,900	2,600	668,800	1,031,300
Total Card	0.247	359,900	2,600	668,800	1,031,300
Total Parcel	0.247	359,900	2,600	668,800	1,031,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.36 | /Parcel: 366.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88274
GIS Ref:
GIS Ref:
Insp Date: 11/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0001-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,000	2600	10,769.	668,800	1,031,400	1,031,400	Year End Roll	12/18/2019
2019	101	FV	286,500	2700	10,769.	705,900	995,100	995,100	Year End Roll	1/3/2019
2018	101	FV	283,500	1900	10,769.	520,100	805,500	805,500	Year End Roll	12/20/2017
2017	101	FV	283,500	1900	10,769.	497,900	783,300	783,300	Year End Roll	1/3/2017
2016	101	FV	283,500	1900	10,769.	460,700	746,100	746,100	Year End	1/4/2016
2015	101	FV	276,800	2000	10,769.	386,400	665,200	665,200	Year End Roll	12/11/2014
2014	101	FV	276,800	2000	10,769.	377,500	656,300	656,300	Year End Roll	12/16/2013
2013	101	FV	276,800	2000	10,769.	359,600	638,400	638,400		12/13/2012

!10649!

PRINT

Date	Time
12/11/20	00:56:06

LAST REV

Date	Time
06/05/18	08:48:06

danam

PAT ACCT. 10649

USER DEFINED

Prior Id # 1:	88274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINN ROBERT C	55822-21		11/15/2010		560,000	No	No		
	11573-669		9/17/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2018	207	Redo Kit	28,000	C				
6/23/2015	775	Heat App	12,500		6/23/2015			Install central ai
8/30/2013	1314	Manual	15,000	C				
10/7/2011	1261	New Wind	15,000					
8/23/2010	1021	Demo Poo	3,000					INGROUND

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
11/18/2008	Meas/Inspect	336	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10769		Sq. Ft.	Site		0	90.	0.69	10									668,765						668,800	

Total AC/HA: 0.24722 | Total SF/SM: 10769 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 668,765 | Spl Credit | Total: 668,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	5	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16826248
Const Adj.:	0.98980004
Adj $ / SQ:	144.543
Other Features:	100487
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521538
Depreciation:	161677
Depreciated Total:	359861

COMMENTS

5OF=TOILET, SINK, SHOWER IN BMT & 5 FIXTURES IN FBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

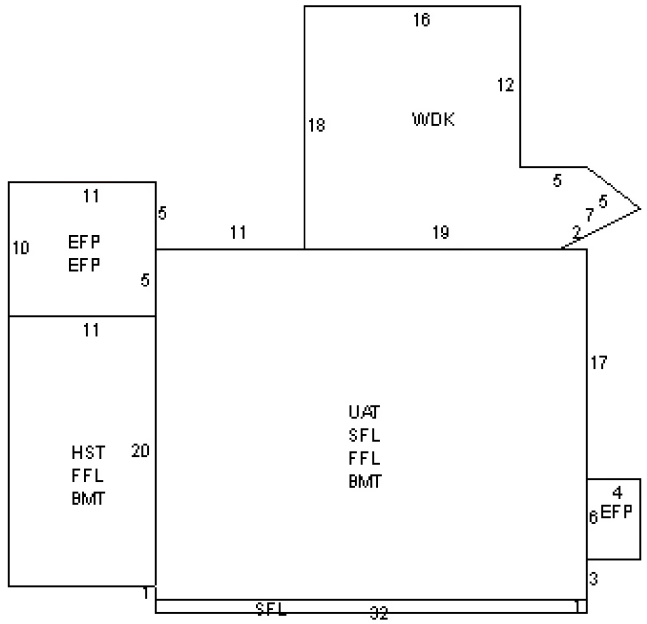
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	159.00
Special Features:	0	Val/Su Net:	93.31
Final Total:	359900	Val/Su SzAd	177.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	53.770	56,566
FFL	First Floor	1,052	144.540	152,060
SFL	Second Floor	864	144.540	124,885
WDK	Deck	327	8.970	2,932
EFP	Enclos Porch	244	37.990	9,270
UAT	Upper Attic	208	57.820	12,026
HST	Half Story	110	144.540	15,900
	Net Sketched Area:	3,857	Total:	373,639
Size Ad	2026	Gross Are	4591	FinArea 2815

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0001-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	17X18	A	AV	1975	9.27	T	35.2	101			1,800			1,800
2	Frame Shed	D	Y	1	6X6	A	FR	1960	0.00	T	50	101						
19	Patio	D	Y	1	9X26	A	AV	2000	3.85	T	15.2	101			800			800

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600